



Millside, Cladich, Argyll





A refurbished **picturesque cottage** with 5.48 acres of grounds and loch frontage onto Loch Awe.

Summary of accommodation

Entrance porch | Sitting room (with wood burning stove) | Dining kitchen | Utility room | Shower room

Two double bedrooms

Front and rear enclosed gardens

Land including 3.42 acres grazing and 1.85 acres rough grazing and amenity woodland

118 metres of loch frontage to Loch Awe

For sale as a whole

About 5.48 Acres

Distances

Dalmally 5.5 miles, Inveraray 11 miles, Oban 27 miles, Glasgow Airport 65 miles

(All distances and times are approximate)



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Situation

Millside is a charming, refurbished period cottage with extensive grounds and loch frontage to Loch Awe. The property sits in a private position just north of the village of Cladich and only 28 miles from Oban.

Cladich is a small, peaceful settlement on the shores on Loch Awe. It is perfectly situated for fishing and exploring the wonderful wildlife of Argyll.

The village of Dalmally is only a 10 minute drive and has a range of local services including a small village shop, a pharmacy, a primary school, a hotel, a modern health centre and a train station with direct services to Glasgow. The village of Lochawe is 6.5 miles away and has a post office and renowned Ben Cruachan Inn.

More extensive services can be found in the town of Inveraray (11 miles), situated on the shores of Loch Fyne. It boasts great restaurants, art galleries, pubs, artisan shops, a fish and chip shop, and a supermarket. However, its most well-known attraction is Inveraray Castle – the seat of Dukes of Argyll for centuries and now open to the public, with an award-winning exhibition and restaurant.

Oban, the principal centre for North Argyll is only 27 miles to the northwest, accessed from the property by a scenic drive around the top of Loch Awe. A direct bus runs from Cladich to Oban three times a day.

Oban, also known as the 'Gateway to the Isles', and the seafood capital of Scotland, has a more extensive range of services including supermarket, restaurants, primary and secondary schooling, and a hospital. The ferry ports have regular services to the Inner Hebridean islands including Mull, Iona and the Treshnish Isles. For the whisky enthusiasts, there is Oban distillery.

The local area is a fantastic base for exploring the West Coast of Scotland with a great variety of outdoor activities available. Loch Awe is one of Scotland's most famous lochs; stretching to over 40 km, it is a haven for bird watchers, anglers, artists, and nature lovers. It is renowned for trout and pike fishing. Mountain biking, hillwalking, climbing, mountaineering, sailing, golfing, diving, shooting, and deerstalking are all available nearby.





Loch Awe is perfect for kayaking and canoeing. For hillwalkers, the Munro, Ben Cruachan, is close by. There is also an opportunity for skiing at the Nevis Range near Fort William, and at Glencoe. The wonderful oak woodlands of the Glen Nant National Nature Reserve are situated just north of Cladich across Loch Awe.

Oban airport is 23 miles away with daily flights to Coll, Colonsay, Tiree andIslay. Glasgow Airport (65 miles) provides regular flights to London and a range of national and international destinations.

The property

Millside Cottage is understood to date back to 1880 and is a traditional stone built Victorian cottage. In 1906, the property was in fact the telephone exchange for the area and adopted many guises before becoming a holiday cottage in the 1970s. The cottage has undergone a significant refurbishment in 2021. This included installation of an oil-fired central heating system, new kitchen and shower room, new walls and insulation. A new electric pump for the water supply was installed.



The principal rooms face the loch and are looking over land that is included in the sale. Benefitting from oil-fired central heating, the accommodation is over two storeys as follows:

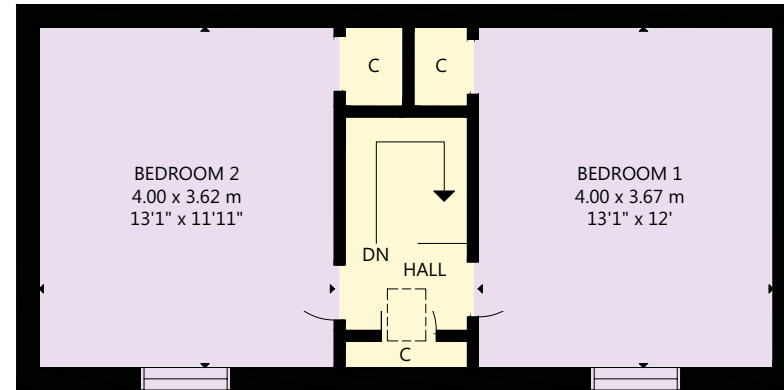
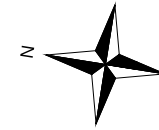
Ground floor: entrance porch, sitting room (with wood burning stove), dining kitchen, shower room and utility room.

First floor: two double bedrooms.

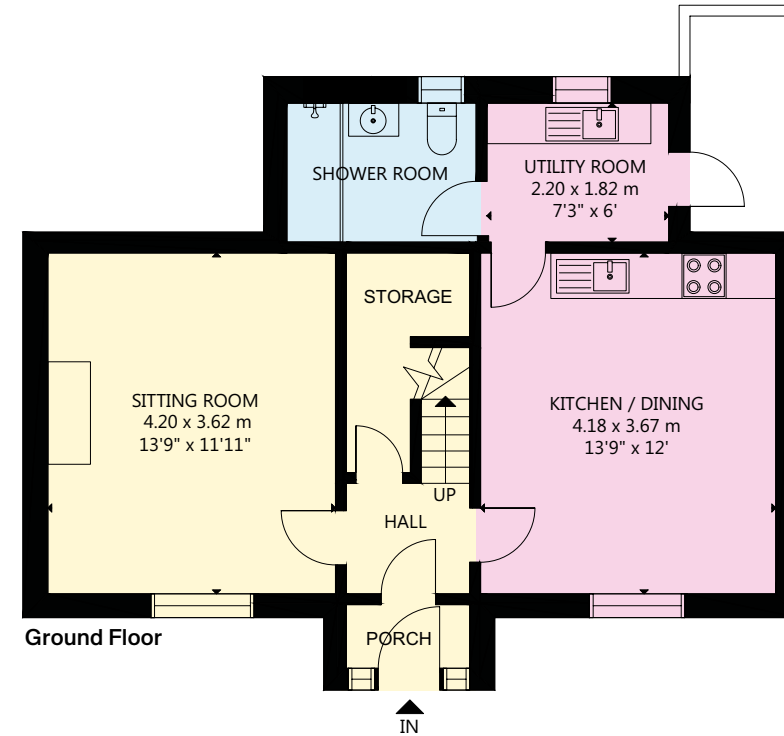
Approximate Gross Internal Floor Area

916 sq ft / 85 sq m

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of the text of the Particulars.



First Floor



Ground Floor

- Reception
- Bedroom
- Bathroom
- Kitchen/Utility
- Storage
- Outside







Gardens and grounds

Millside sits within lovely private grounds. There is an enclosed area of garden to both the front and rear. Beyond there is a large area of grazing situated either side of the entrance drive which extends to about 3.42 acres. With livestock fencing, it could be used to create a couple of paddocks. The land is bordered to the north by an attractive burn and to the south by some mixed mature woodland. On the other side of the main road, there is an additional area of rough grazing and amenity woodland which extends to about 3.42 acres. There is also 118 metres of frontage to Loch Awe.







Residential schedule

Property	Occupancy	Services	Council Tax/ Rates	EPC Rating
Millside	Vacant	Oil-fired central heating, private (filtered) water supply and private drainage.	£1,600	E

Directions

From Glasgow, head north and follow the A82 up past Loch Lomond.

At Tarbet turn left onto the A83. Continue along the A83 and on reaching Inveraray, turn right onto the A819. Continue on this road for 11 miles, bypassing the two turnings to Cladich and staying on the A819.

Approximately 1 mile past the second Cladich turn off, Millside can be found set back from the road on the right-hand side.

Alternatively, from Edinburgh/Stirling, head west along the A82 and at Tyndrum, turn left onto the A85 towards Dalmally. Continue on the A85 and proceed beyond Dalmally, turning left onto the A819 towards Inveraray. Continue for about 4 miles and Millside is on your left, set back from the road 50 meters after a stone bridge.

WHAT3WORDS

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Solicitors

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Local authority

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Tel: 01546 605522

Entry

Entry is available by arrangement with the seller.

Household Contents

Fitted carpets are included in the sale.

Timber and minerals

All standing and fallen timber and the mineral rights are included in the sale insofar as they are owned.

Viewing

Strictly by appointment with the Joint Selling Agents Knight Frank (tel 0131 222 9600).

Anti-money laundering

All offers to purchase the property (regardless of whether the offer is on a cash basis or subject to loan funding) must be accompanied with evidence of Source of Funds. This can be in the form of a bank statement showing the purchase price, a financial reference from a bank/funding source, or confirmation from a solicitor that the purchaser has sufficient funds to complete the purchase. In addition, the purchaser must supply certified copies of his/ her passport and confirmation of residence in terms acceptable under anti money laundering (AML) legislation. These documents will be required for all individuals who will appear on the title once the transaction is complete.

Offers

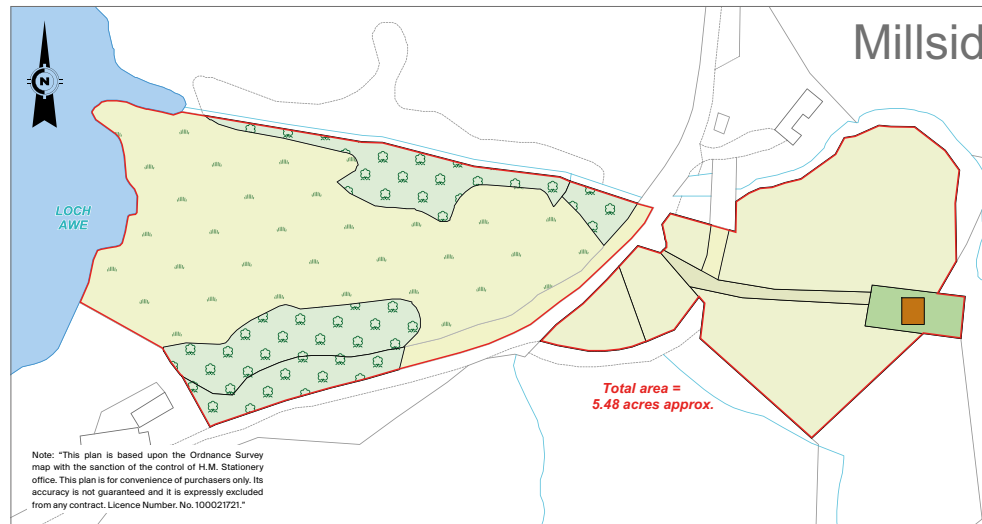
Offers should be submitted in Scottish legal form to the selling agents. Prospective purchasers are advised to register their interest in writing with the selling agents following inspection.

Overseas purchaser(s)

Any offer(s) by a purchaser who is resident outwith the United Kingdom must be accompanied by a guarantee from a bank that is acceptable to the seller.

Closing date

A closing date for offers may be fixed and prospective purchasers are urged to note their interest formally to the selling agents. The seller reserves the right to conclude a bargain for the sale of any portions of the subjects of sale ahead of a notified closing date and will not be obliged to accept the highest or any offer for any part of the subjects of sale.



Conditions of sale

1. Title

The subjects are sold under the conditions in the Title Deeds, rights of way (if any), water rights affecting the same, whether shown in the Title Deeds or not. They will be sold as possessed by the Seller and no warranty is given.

2. Deposit

On conclusion of missives a deposit of 10 per cent of the purchase price will be paid with the balance due at the date of entry. This deposit will be non-returnable in the event of a purchaser failing to complete the sale for reasons not attributable to the Sellers or their agents.



Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

Important Notice: 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Knight Frank LLP in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank LLP nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 4. VAT: The VAT position relating to the property may change without notice. 5. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legals/privacy-statement>.

Particulars dated August 2022. Photographs dated August 2022.

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